

# **METES AND BOUNDS DESCRIPTION OF A 1.15 ACRES TRACT JOHN AUSTIN LEAGUE, A-2 BRAZOS COUNTY, TEXAS**

Being a tract of land containing 1.15 acres, out of the John Austin League, A-2, in Brazos County, Texas, also being the remainder of a called 1.248 acres, owned by Harold W. Sweet and Carmen J. Sweet (Sweet), as recorded in Volume 6601, Page 294 of the Brazos County Official Records (B.C.O.R.), the said 1.15 acres tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the north corner of this tract, also being a point along the southeast line of a Private 50' Street Reservation (Street Reservation), as recorded in Volume 85, Page 204 of the Brazos County Deed Records (B.C.D.R.), also being a west corner of Lot 1R-R, Block 1, of the Blinn College Subdivision Replat (Blinn), as recorded in Volume 12155, Page 217 of the B.C.O.R.;

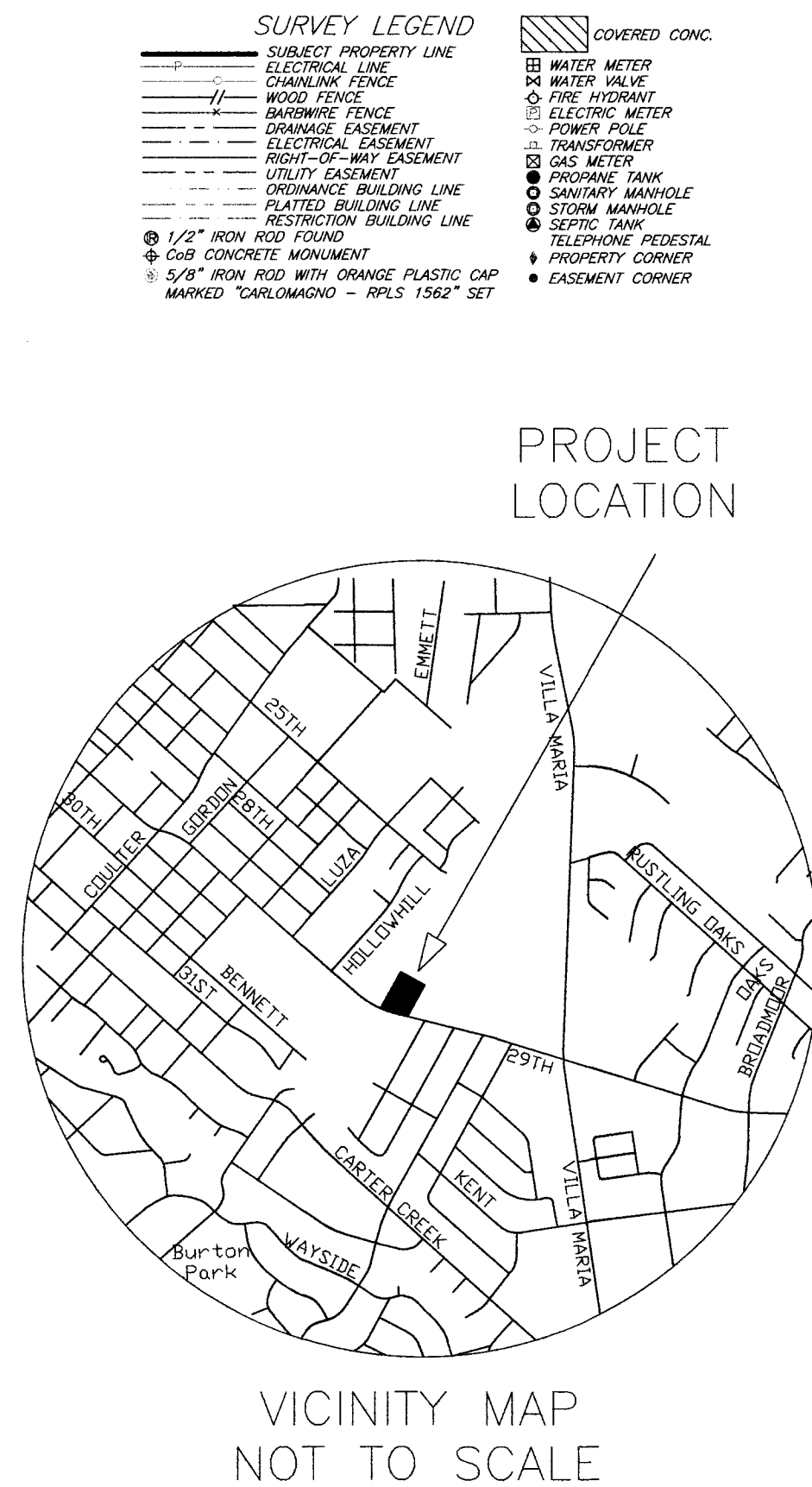
**THENCE** along the common line of this tract and the said Blinn tract, the following calls and distances:

South 73°36'58" East, a distance of 210.82 feet to a 1/2" iron rod found for the east corner of this tract, also being an interior corner of the said Blinn tract;

South 16°30'39" West, a distance of 230.14 feet to a 1/2" iron rod found for the south corner of this tract, also being a west corner of the said Blinn tract, also being the east corner of a called 0.1059 acres right-of-way dedication, owned by the City of Bryan (COB), as recorded in Volume 7613, Page 208 of the B.C.O.R., also being a point along the northeast right-of-way of the said East 29th Street, a variable width right-of-way;

**THENCE** along the common line of this tract, the said COB tract and the said northeast right-of-way of East 29th Street, around a curve to the right having a delta angle of 08°03'11", an arc distance of 210.83 feet, a radius of 1500.00 feet, and a chord of North 76°49'03" West, a distance of 210.66 feet to a 1/2" iron rod found for the west corner of this tract, also being a point along the northeast right-of-way of the said East 29th Street, also being the north corner of the said COB tract, also being a point along the southeast line of the said Street Reservation;

**THENCE** along the common line of this tract and the said Street Reservation, North 16°23'20" East, a distance of 241.90 feet to the **PLACE OF BEGINNING** containing 1.15 acres.



I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_ 20\_\_.

City Engineer, Bryan, Texas

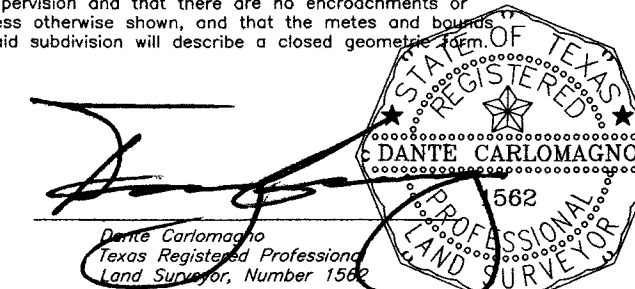
STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, the County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_ 20\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric figure.



I, \_\_\_\_\_, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_ 20\_\_, and the same was duly approved \_\_\_\_ day of \_\_\_\_ 20\_\_ by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_ 20\_\_.

City Planner  
Bryan, Texas

I/We, \_\_\_\_\_, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s) \_\_\_\_\_, 6601 \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

OWNER(S)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day \_\_\_\_\_, 20\_\_, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_ 20\_\_.

Notary Public, \_\_\_\_\_ County, Texas

Survey Notes:

- 1) The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD 83, also being rotated from a 1/2" iron rod found for the northeast corner of this tract, rotated to a 1/2" iron rod found for the northeast corner of this tract.
- 2) All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
- 3) Subject tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F, Dated: April 2, 2014.
- 4) Drawing Scale is 1"=40'
- 5) Technician: C. Howard; Field Crew: J. Arevalo

**FINAL PLAT OF  
LOT 15, BLOCK 12  
JOHN AUSTIN LEAGUE, A-2  
SWEET'S ENCLAVE  
1.15 ACRES  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS**

ACREAGE: 1.15 LOCATED IN: JOHN AUSTIN LEAGUE, A-2  
CALLED: LOT 15, BLOCK 12, 1.1421 ACRES  
ALSO BEING: SAME TRACT IN 6601/294  
STREET ADDRESS: 2000 EAST 29TH STREET  
CITY: BRYAN COUNTY: BRAZOS  
SURVEYED FOR: HAROLD W. AND CARMEN J. SWEET  
2000 EAST 29TH STREET  
BRYAN, TX 77802

**Carlomagno Surveying, Inc.**  
2714 Finlather Road, Bryan, Texas 77801  
PHONE: (979)775-2873 FAX: (979)775-4787  
www.CarlomagnoSurveying.com

FILE NO. 15072-REPLAT-REV-2016-01-06.dwg  
SHEET 1 OF 1 SURVEY DATE: 08/03/2015 REVISED: 01/06/2016